

CITY PLANNING COMMISSION
Austin, Texas
Regular Meeting -- December 18, 1979

The Regular Meeting of the City Planning Commission was called to order at 5:45 p.m. in the City Council Chambers with Bill Stoll presiding in the absence of Chairman Guerrero.

Present

Bill Stoll, Acting as Chairman
Freddie Dixon
Sid Jagger
Mary Ethel Schechter
Sally Shipman
Bernard Snyder
Jim Vier

Also Present

Richard Lillie, Director of Planning
Evelyn Butler, Supervising Planner
Walt Darbyshire, Planner III
Helen Fermin, Administrative Aide
Sheila Finneran, Legal Department
Richard Ridings, Public Works
Ouida Glass, Senior Secretary

Absent

Miguel Guerrero
Leo Danze

Planning Commission--Austin, Texas

December 18, 1979

1

SPECIAL PERMIT

C14p-79-069 Robert Pelaez: A 218-Unit Apartment Project
 (by Edgar James)
 Great Hills Trail,
 Agate Cove and Loop 360

Mr. Lillie explained that the applicant has requested postponement. The staff would suggest the request be postponed to 5:30 p.m. on January 8.

PERSONS APPEARING

Edgar James, architect representing applicant
 Ron Allen, Balcones Civic Association

COMMISSION ACTION

Edgar James, architect representing applicant, discussed the fee and requested the item be continued to January 8. He explained they have not been able to locate the landscape plan the developer is to follow and discussed the minutes indicating landscape in the buffer along Steck Avenue. He discussed having met with the Balcones Civic Association to resolve the differences and stated they would be willing to dress up the area if need be. Mr. Snyder pointed out that a commitment had been made and it does not matter whether or not there is a site plan. Ron Allen, representing the Balcones Civic Association, stated they would appreciate the continuance. He explained the need for something showing what would be done. He stated it is unfortunate that the site plan cannot be located now, but there was one that was made a part of their agreement in support of the request. Mr. Jagger clarified the intent of his motion and pointed out that the desires of the association regarding this specific project would be recognized. Notations are to be placed on the plat and are to be approved by the neighborhood association as well prior to the time it is acted on and that the neighborhood association has agreed to before that time. Mrs. Schechter also noted that the zoning is to be rolled back to the proper zoning.

COMMISSION VOTE

Mr. Jagger moved and Mr. Snyder seconded the motion to continue the request to 5:30 p.m. on January 8.

AYE: Jagger Schechter, Shipman, Snyder, Stoll, and Vier.
 ABSENT: Danze, and Guerrero.
 ABSTAINED: Dixon.

THE MOTION PASSED BY A VOTE OF 6-0-1.

C10v-79-023 Street Vacation
Oldham Street

Mr. Lillie explained that the staff would recommend to vacate a portion of Oldham Street subject to ordinance requirements and departmental recommendations. The Urban Transportation Commission will be considering the request on December 19. Any action on the part of the Planning Commission will be subject to their recommendations.

COMMISSION ACTION

Mrs. Shipman stated the Commissioners should be aware that the Urban Transportation Commission has requested the Council send street vacations through their Commission before they are considered by the Planning Commission. She requested no more requests for street vacations be placed on the Planning Commission agenda until the Urban Transportation Commission has acted on them.

COMMISSION VOTE

Mrs. Shipman moved to vacate Oldham Street subject to departmental comments that were received and also subject to a recommendation from the Urban Transportation Commission. In the future, the Planning Commission will act only after receiving a recommendation from the Urban Transportation Commission. Mrs. Schechter seconded the motion.

AYE: Jagger, Schechter, Shipman, Snyder, Stoll, and Vier.
ABSENT: Danze, Dixon and Guerrero.

THE MOTION PASSED BY A VOTE OF 6-0.

OTHER BUSINESS

R200 Report on Status of the Work on the Zoning Ordinance

Mr. Lillie explained the Council has now fully funded the contract to update the zoning ordinance and that the funds have been made available through the HCD monies. Funding is included for the attorney to assist the consultant. He discussed the tentative dates for completion of the work as well as the series of meetings that are being scheduled in January and explained that the consultants would like to visit with members of the Planning Commission also. Another series of meetings will be scheduled in April or May to go over the information received from citizens and explain how it will be used in the new ordinance.

NO ACTION WAS TAKEN.

R200 Presentation on Transferable Development Rights
and its Potential for Austin By Mr. Frank Robbins,
 U.T.-Austin, Community and Regional Planning Program

Mr. Lillie discussed the potential of using transferable development rights, specifically in the Hill country. Frank Robbins, a student at The University of Texas at Austin, is considering this subject as a topic for his thesis. Mr. Robbins discussed the concept, which could be mandatory or permissive. He also discussed the jurisdictional responsibilities and how this type system might be implemented. Mr. Lillie stated that Mr. Robbins could come back with a full report when his work has been completed.

C1-79 Minutes

To approve Planning Commission Minutes
 November 13, 1979
 November 27, 1979
 December 4, 1979
 December 5, 1979 (Zoning portion only)

On a motion by Mrs. Schechter, seconded by Mrs. Shipman, the Commission approved the minutes with corrections as noted.

SUBDIVISIONS

PRELIMINARY SUBDIVISIONS

C8-79-31 Silverstone Ph. 1, Sec. 3
 Pleasant Valley Rd. & Bluff Springs Rd.

The staff recommended approval of this preliminary plan providing the variances are acted upon as recommended. Those variances being: the length of Blocks A, D, S, R and F are recommended to grant due to topography. A variance also requested for the length of Borage Cove; and recommended to grant to provide access to the adjacent property through the "open" cul-de-sac abutting to property line.

COMMISSION VOTE

On a consent motion by Rev. Dixon, seconded by Mrs. Schechter, the Commission approved the preliminary plat of Silverstone Ph. 1, Sec. 3 in accordance with staff recommendations and granted the necessary variances.

AYE: Dixon, Jagger, Schechter, Shipman, Snyder, Stoll, Vier.

ABSENT: Danze, Guerrero.

THE CONSENT MOTION PASSED BY A VOTE OF 7-0.

C8-79-89 Peppertree Park, Sec. 4-A
Teri Road

The staff recommended approval of the preliminary plan providing the following variances are acted upon: variance to allow an acute angle at the intersection of Tern Circle and Spruce Lane. Variance granted due to location of Teri Road and the natural drainage way.

COMMISSION VOTE

On a consent motion by Rev. Dixon, seconded by Mrs. Schechter, the Commission approved the preliminary plat of Peppertree Park, Section 4-A, in accordance with staff recommendations and granted the necessary variance.

AYE: Dixon, Jagger, Schechter, Shipman, Snyder, Stoll, Vier.
ABSENT: Danze, Guerrero.

THE CONSENT MOTION PASSED BY A VOTE OF 7-0.

C8-79-106 Village South Ph. 4, Sec. 2
E. Stassney & Nuckols Crossing

The staff recommended approval of this preliminary plan provided the requested variance to exclude the balance of the tract is acted upon as recommended. The variance was granted as the owner does not wish to join in the subdivision at this time.

COMMISSION VOTE

On a consent motion by Rev. Dixon and seconded by Mrs. Schechter, the Commission approved the preliminary plat of Village South Ph. 4, Sec. 2 in accordance with staff recommendations and granted the necessary variances.

AYE: Dixon, Schechter, Shipman, Snyder, Stoll, Vier.
ABSENT: Danze, Guerrero
ABSTAIN: Jagger

THE CONSENT MOTION PASSED BY A VOTE OF 6-0-1

C8-79-113 North Bluff Village
Meadow Lake Boulevard and North Bluff

The staff recommended approval of this preliminary plan, provided the variances below are acted upon as recommended.

Planning Commission--Austin, TX

December 18, 1979 5

C8-79-113 North Bluff Village (cont'd.)

A variance is requested on the length of Epouisse Court, and it was recommended to grant because adequate circulation is provided and due to existing development. A variance is requested on the length of Block E and is recommended to grant because of topography and existing development.

COMMISSION ACTION

John Manning did not object to the subdivision. He did discuss the ingress and egress, and pointed out that traffic on North Bluff, as well as the condition and the size of the road should be taken into consideration before the subdivision is granted. Mrs. Shipman suggested these comments be put in writing.

COMMISSION VOTE

Mr. Snyder moved and Mrs. Schechter seconded the motion to approve the preliminary plat of North Bluff Village in accordance with staff recommendations and granted the variances as requested.

AYE: Dixon, Jagger, Schechter, Shipman, Snyder, Stoll.
 ABSENT: Danze, Guerrero
 ABSTAIN: Vier.

THE MOTION PASSED BY A VOTE OF 6-0-1.

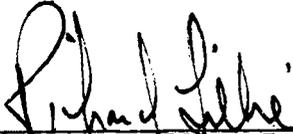
R105-79 Subdivision Memorandum
 Short Form and Final Subdivisions as listed
 on the Subdivision Memorandum. Action taken
 at the meeting.

The Planning Commission considered items listed on the Subdivision Memorandum and took action as indicated thereon.

AYE: Dixon, Jagger, Schechter, Shipman, Snyder, Stoll, Vier.
 ABSENT: Danze, Guerrero.

THE MOTION PASSED BY A VOTE OF 7-0.

The Meeting adjourned at 7:15 p.m.


 Richard R. LITTLE, Executive Secretary

TYPE: 30 DAY STATUTORY REVIEW - (P.U.D.'S)		PLANNING COMMISSION MEMORANDUM					DATE: December 18, 1979	PAGE: 1	
CITY	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED	ACREAGE	VARIANCES STATUS	RECOMMENDATIONS	ACTION
	LOCATION				LAND USE	LOTS			
79 011	Lakewood Section 2, Phase 1	X	"1-AA"		Residential	12.28	INCOMPLETE	DISAPPROVAL	
	Lakewood Drive				P.U.D.	75			
79 012	Lakewood Section 2, Phase 2	X	"1-AA"		Residential	11.15	INCOMPLETE	DISAPPROVAL	
	Lakewood Drive				P.U.D.	38			
C8f	FINAL SUBDIVISIONS								
79 134	Shenandoah Park				Residential	20.04	SIDEWALK ONLY INCOMPLETE	GRANT DISAPPROVAL	
	County Road					X			
79 137	North Crossing Section 1	X	C		Commercial	4.19	COMPLETE	APPROVAL	
	Jollyville Road & Mo-Pac					1			
C8s 68 56	Westover Hills Section 3, Resub. of Lot 41						PARTIAL VACATION	APPROVAL	
	Block D								
C8f 79 135	Beech Woods Section III-A	X	IA			5.86	DRY CREEK COMPLETE	APPROVAL	Mr. Jagger abstained
	Walsh Tarlton Lane					20			
C8 63 59	Macmor Acres Lot 7, Blk. A						PARTIAL VACATION	APPROVAL	
79 111	No Mor Acres	X	I I-A		Duplex	2.39	COMPLETE	APPROVAL	
	Macmora Road					11			
14 72	Peppertree Park Section 4						PARTIAL VACATION	APPROVAL	
	Teri Road								

TYPE: SHORT FORMS		PLANNING COMMISSION MEMORANDUM						DATE: December 18, 1979	PAGE: 3
C8s	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES STATUS	RECOMMENDATIONS	ACTION
	LOCATION								
79 170	James Irion III Subdivision NO. I F.M. 969, E. of Blue Bluff Lane				Residential	10.05 6	SIGNATURES - COMPLETE	GRANT APPROVAL	Mr. Snyder abstained
76 145	Resub. of Green Trails Estates Part Lane & Spicewood Springs Road						PARTIAL VACATION	APPROVAL	
79 231	Green Trails Estates II Stonehaven Circle	X	AA			0.27 2	COMPLETE	APPROVAL	
79 192	The Y Subdivision Section 4 Hwy. 71, NO. of U.S. 290			X	Commercial	2.90 3	FISCAL - SEWER (APPROACH MAIN) INCOMPLETE	DISAPPROVAL	GRANTED variance for sewer on hardship basis. 6-0
78 270	Brodie Lane Commercial Center II Riddle Road & Brodie Lane			X	Commercial	1.92 4	FISCAL - SEWER - GRANT (NOT AVAILABLE) REQUEST NAME CHANGE TO "THE LANE AT RIDDLE RD." - GRANT COMPLETE	APPROVAL	Approved staff recommendations 6-0
79 201	Anita Subdivision Camp Craft Road			X	Residential	0.967 2	INCOMPLETE	DISAPPROVAL	
79 227	Meadow Mountain II Far West Blvd., West of Mesa Drive			X	Residential	2.04 4	SIGNATURES - LAGMP COMPLETE	GRANT APPROVAL	
C8 75 35	Longhorn Business Park No. 2 1325 & Kramer Lane						PARTIAL VACATION	APPROVAL	
C8s 77 190	Resub. of Lts. 4, 5, & 6 Blk. B Longhorn Business Park No. 2 Braker Lane & Brockton Drive						PARTIAL VACATION	APPROVAL	
77 262	Resub. NO. 2 Block B Longhorn Business Park No. 2 F.M. 1325 & Brockton Drive						PARTIAL VACATION	APPROVAL	
79 043	Longhorn Business Park No. 2A Brockton Drive & Kramer Lane	X	D			11.227	COMPLETE	APPROVAL	

TYPE: SHORT FORMS		PLANNING COMMISSION MEMORANDUM					DATE: December 18, 1979	PAGE: 4	
CBs	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED LAND USE	ACREAGE	VARIANCES	RECOMMENDATIONS	ACTION
	LOCATION					LOTS	STATUS		
79 07	The Village of Angus Valley Duval Road & Angus Valley Road	X	IAA			3.896 15	EXCLUDE BALANCE - GRANT COMPLETE	APPROVAL	REMOVED FROM AGENDA
68 64	Laneport Anderson Lane						PARTIAL VACATION	APPROVAL	
79 234	LanePort II Anderson Lane	X	C			0.336 1	BALANCE - SIGNATURES - COMPLETE	GRANT GRANT APPROVAL	
79 151	Edgerton Subdivision N. Lamar Blvd. So., of Braker Lane			X	Commercial	2.721 2	INCOMPLETE	DISAPPROVAL	
79 215	Oswald G. Wolf Addition No. 1 E. 1st St. & Chalmer's Avenue	X	C			2.39 3	COMPLETE	APPROVAL	
79 182	The Village of Western Oaks Section 5 Beckett Road No. of Abilene Trail	X	IAA			0.76 1	EXCLUDE BALANCE - COMPLETE	GRANT APPROVAL	Mr. Vier abstained
79 217	Helge Business Park F.M. 1325 No. of Metcalfe Road	X	IA			12.518 2	COMPLETE	APPROVAL	
79 232	The K Carr Addition Phase 2 Dickson Drive	X	GR & 2ND			1.384 1	EXCLUDE BALANCE - COMPLETE	GRANT APPROVAL	
CBf	30 DAY STATUTORY REVIEW - (FINALS)								
79 141	Westcreek Phase 3, Section 1						INCOMPLETE	DISAPPROVAL	

11

TYPE: 30 DAY STATUTORY REVIEW - (FINALS)		PLANNING COMMISSION MEMORANDUM					DATE: December 18, 1979		PAGE: 5
CBs	SUBDIVISION	CITY	ZON- ING	ETJ	PROPOSED	ACREAGE	VARIANCES STATUS	RECOMMENDATIONS	ACTION
	LOCATION				LAND USE	LOTS			
79 142	Springwoods Section II-A						INCOMPLETE	DISAPPROVAL	
CBs	30 DAY STATUTORY REVIEW - (SHORT FORMS)								
79 228	Kay Christian Carter Subdivision						INCOMPLETE	DISAPPROVAL	
79 229	Noret & Hurwitz Subdivision						INCOMPLETE	DISAPPROVAL	
79 230	Goeth Addition						INCOMPLETE	DISAPPROVAL	
79 233	Serena Woods Section Two						INCOMPLETE	DISAPPROVAL	
79 235	The R.B. Addition No. 2						INCOMPLETE	DISAPPROVAL	
79 236	Bank Of The Hills Section 2						INCOMPLETE	DISAPPROVAL	
79 237	Anderson Mill East Section Two						INCOMPLETE	DISAPPROVAL	
79 238	Timberline III-E						INCOMPLETE	DISAPPROVAL	